

JUL 28 2006

RECORDING REQUESTED BY AND MAIL TO
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/
LAND DEVELOPMENT DIVISION
24320 S. NARBONNE AVE.
LOMITA, CA 90717
Telephone No. (310) 534-3760

COPY of Document Recorded
06 1916668
Has not been compared with original.
Original will be returned when
processing has been completed.
LOS ANGELES COUNTY REGISTRAR-RECORDER

Space above this line for Recorder's use

NOTICE OF BUILDING CODE VIOLATION

Pursuant to the provisions of Section 103.4 of the County of Los Angeles Building Code, notice is hereby given that the property whose legal description is set forth below (and/or buildings or structures located thereon) has been determined to be in violation of Section(s) 102.1 of said Code. The owner has been notified of said violation(s) in accordance with Subsection 103.4.3.

Address of property: 3146-48 W. 134th St., Hawthorne

Description of violation(s): **Section 108.3** The foundation was poured, the under slab or floor was concealed, the frame was covered, lath was covered without first obtaining written approval from the Building Official.
 Section 2701 Electrical wiring was concealed before such wiring was inspected and approved.
 Section 2901 Plumbing, gas and water lines were concealed before inspection and approval.

Pursuant to Section 103.5, any person that violates any provisions of this Code shall be responsible for the costs of any and all Code enforcement actions taken by the Building Official in response to such violations. These cost shall be based on Section 107.9: for processing a 45-day letter- \$370.60, for processing and recording a Notice of Violation- \$308.30 and for processing a Rescission of Notice of Violation- \$265.10.
Pursuant to Section 103.4.4, any person who desires to have a notice rescinding the Notice of Violation may present evidence of compliance to the Building Official. If the Building Official determines that the violation has been satisfactorily cured, the Building Official shall record a notice rescinding the prior Notice of Violation. Detailed information may be obtained, fees must be paid and permits must be obtained at the District office listed above.

LEGAL DESCRIPTION

TRACT # 12216 LOT 143

Owner: Luis Reyes and Micaela Reyes, Z Mex Inc.
Assessor's ID # 4053-021-005

DATE August 28, 2006

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

STATE OF CALIFORNIA)

)

By

Original Signed

COUNTY OF LOS ANGELES)

DENNIS L. TOM, Code Enforcement Consultant

On August 28, 2006

before me, CONNY B. McCORMACK, Registrar-Recorder/County Clerk

of the County of Los Angeles, personally

DENNIS L. TOM, Code Enforcement Consultant, appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF, I have here set my hand.

CONNY B. McCORMACK, REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles

Original Signed

By

Hoa V. Quach

Deputy County Clerk



Donald L. Wolfe, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Lomita District Office
24320 SOUTH NARBONNE AVENUE
LOMITA, CA 90717
Telephone: (310) 534-3760

JOB FILE
COPY

August 30, 2006

Luis and Micaela Reyes
Z Mex Inc
8808 Glendover Way
Inglewood, CA 90305

Dear Luis and Micaela Reyes, Z Mex Inc:

3146-48 W. 134TH ST, HAWTHORNE
Assessor's ID#: 4053-021-005

On June 12, 2006, a 45-day Notice was issued to you directing you to remedy certain violations of the Los Angeles County Building Code (Title 26) that exists on the subject property. You were advised that, pursuant to Section 103.4 of Title 26, if those violations were not remedied to the satisfaction of the Building Official by July 27, 2006, the Building Official could, at any time thereafter, record with the County Recorder's Office a notice that the Subject Property is in violation of Title 26.

As of August 25, 2006, the following violations of Title 26 had not been corrected:

1. Section 108.3 No work shall be done beyond the point indicated in each successive inspection without first obtaining written approval from the Building Official. The foundation was poured, the under slab or floor was concealed, the frame was covered, lath was covered without first obtaining written approval from the Building Official.
2. Section 2701 Electrical wiring was concealed before such wiring was inspected and approved.
3. Section 2801 Mechanical vents and ductwork were concealed before inspection and approval.
4. Section 2901 Plumbing, gas and water lines were concealed before inspection and approval.

Consequently, on August 28, 2006, a Notice of Violation was recorded against the Subject Property. Enclosed herewith is a copy of this Notice.

Luis and Micaela Reyes
Z Mex Inc
August 30, 2006
Page 2

Please be advised that, pursuant to Section 107.9 of Title 26, a charge of **\$308.30** is hereby assessed to you for the processing and recording of the Notice of Violation. This charge is separate from, and in addition to, the previously assessed charge of **\$370.60** for the processing of the 45-Day Notice.

The total amount due to date is **\$678.90**. Please remit this amount, along with a copy of this letter to the office listed above. Pursuant to Section 54988 of the Government Code, if you do not pay this amount within 45 days of receiving the Notice of Cost, the legislative body of the County of Los Angeles may determine to make this amount a lien on the Subject Property.

Pursuant to Section 103.4.4 of Title 26, any person who desires to have recorded a notice rescinding a notice of violation must first obtain the necessary approvals and permits to correct the violations. Once the Building Official determines that the work covered by such permits has been satisfactorily completed, the Building Official may record a notice rescinding the prior notice of violation. Additionally, all fees must be paid, including a fee of **\$265.10** for the processing and recording of a rescission of notice of violation, pursuant to Section 107.9 of Title 26. This fee is based on the current fee schedule and is subject to adjustment each fiscal year (July 1).

Any further information may be obtained by contacting the undersigned at (626) 458-6377.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



DENNIS L. TOM
Code Enforcement Consultant

Date Mailed _____ By _____ Date Posted _____ By _____



Donald L. Wolfe, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUILDING AND SAFETY DIVISION

Lomita District Office
24320 SOUTH NARBONNE AVENUE

LOMITA, CA 90717

Telephone: (310) 534-3760

JOB FILE
COPY

NOTICE OF COST

August 30, 2006

Luis and Micaela Reyes

Z Mex Inc

8808 Glendover Way

Inglewood, CA 90305

Dear Luis and Micaela Reyes, Z Mex Inc:

3146-48 W. 134TH ST, HAWTHORNE

Assessor's ID#: 4053-021-005

The following itemized costs were incurred by the Building Official for code enforcement actions taken in connection with violations of the Los Angeles County Building Code (Title 26) that exist on the Subject Property.

Processing the 45 Day Letter	\$370.60
Record Notice of Violation	\$308.30
Billing Fee	\$114.40
Incurred costs to date	\$793.30

*paid
9-7-06
A. With
BPT II*

Section 103.5 of Title 26 states in part, as follows:

"Any person that violates any provision of this Code shall be responsible for the costs of any and all Code enforcement actions taken by the Building Official in response to such violations."

These costs are immediately due. Please make your check payable to the Los Angeles County Department of Public Works, and return one copy of this statement with your remittance to the office listed above.

Pursuant to Section 54988 of the California Government Code, if these charges are not paid within 45 days of this notice, the County may make the amount of these charges a lien against the Subject Property. The amount of this lien may be collected at the same time and in the same manner as property taxes are collected.

Luis and Micaela Reyes
Z Mex Inc
August 30, 2006
Page 2

You have the right to appear before the Los Angeles County Code Enforcement Appeals Board and be heard regarding the amount of the above-referenced fees, costs and charges. If you wish to appear and be heard, please submit a written request, no later than September 30, 2006, to:

County of Los Angeles
Department of Public Works
Building and Safety Division
Code Enforcement Section
900 South Fremont Avenue
Alhambra, California 91803

Should you have any questions or require any further information, please contact the undersigned.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

A handwritten signature in black ink, appearing to read "Dennis L. Tom".

DENNIS L. TOM
Code Enforcement Consultant